

LAND BOARD AGENDA ITEM

July 21, 2008

**SET MINIMUM BID FOR LAND BANKING PARCELS # 191,
448,449,450,451, 452, 453, 454, 455, 456,458, 512, & 536
HILL COUNTY**

Seller: State of Montana, Department of Natural Resources and Conservation

Nominator: Parcel 191 – Lessees Ronald W & David Daniel

Parcels 448, 449, 450, 451, 452, 453, 454, 455, 456, 458, 512 & 536 - Department of Natural Resources and Conservation, Northeast Land Office

Location: Parcel 191 - Sixteen miles southwest of Havre.

Parcel 448 – Eight miles southeast of Havre.

Parcel 449 – Ten miles west-northwest of Havre

Parcel 450 – Eighteen miles northwest of Havre.

Parcel 451 – Ten miles northwest of Havre.

Parcel 452 – 33 miles northwest of Havre.

Parcel 453 – 16 miles north of Havre.

Parcel 454 – 48 miles northwest of Havre

Parcel 455 – 35 miles northwest of Havre

Parcel 456, 512 & 536 – North of Havre, along the Canadian border

Parcel 458 – North of Havre, close to the Canadian border

Property Characteristics: Parcels 191, 448, 449, 451, 452 & 453 – Smaller tracts of flat to moderately steep rolling native

rangeland, with average to slightly better than average grazing capacity.

Parcel 450, 454, 455, 456, 458, 512 & 536 – Grazing tracts of steep rolling native rangeland, dominated by breaks/badlands with many of the acres classified as unsuitable according to past DNRC field evaluations.

Access:

Parcels 191 – No legal public access, bordered by the lessee's property and Tribal property.

Parcel 451 - This tract is publicly accessible but has low recreational use value due to its size and isolation from other public lands.

Parcels 448, 449, 450, 452, 453, 454, 455, 456, 458, 512 & 536 – These tracts are not legally accessible to the general public because they are surrounded by private land.

Agency Recommendation:

Based on appraised values, the Director recommends the minimum bid amount as follows:

Sale #	# of Acres	Appraised Value Without Access	Appraised Value With Access	Recommended Minimum Bid	Trust
191	160	N/A	\$40,000	\$40,000	Common School
448	40	N/A	\$10,000	\$10,000	Public Buildings
449	40	N/A	\$10,000	\$10,000	Public Buildings
450	40	N/A	\$5,800	\$5,800	Public Buildings
451	80	N/A	\$20,000	\$20,000	Common School
452	40	N/A	\$10,000	\$10,000	Common School
453	71.29	N/A	\$17,800	\$17,800	Public Buildings
454	40	N/A	\$5,800	\$5,800	Public Buildings
455	39.57	N/A	\$5,700	\$5,700	Public Buildings
456	44.34	N/A	\$6,400	\$6,400	Public Buildings
458	40	N/A	\$5,800	\$5,800	Public Buildings
512	84.79	N/A	\$6,500	\$6,500	Public Buildings
536	40	N/A	\$5,800	\$5,800	Public Buildings

